



Island County Planning and Community Development

Mary Engle, Director

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Notice of Application - Optional DNS Process

Date of issuance: 5/22/2023

Island County has received a permit application for the following project.

Date of notice of application: May 31, 2023

Comment due date: June 30, 2023

Staff Contact: Chloe Bensen **email:** c.bensen@islandcountywa.gov **phone:** 360.678.7822

File Number: 080/23 S-VAR **Applicant:** Washington State Ferries

Location: R13122-202-2000, Coupeville

Proposal – 30 x 40-foot pre-fabricated agents' office building at the Keystone ferry terminal with a sidewalk, access stairs and ramp, new gable roof, and native landscaping. Site is in or near: Steep Slopes, Flood Hazard, Feeder Bluff, Shoreline Jurisdiction, Habitats of Local Importance, Ebey's Landing National Historical Reserve Design Review Area 1, and in the Vicinity of Cultural Resources.

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions:

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review and condition development to protect critical areas affected by this proposal. The proposal may include mitigation & the project review process may incorporate or require mitigation measures regardless of whether an EIS is required.

Public, Agency, and Tribal Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm on **June 30, 2023**; mail to Island County Planning Department 1 NE 7th St., Coupeville, WA 98239; deliver to 1 NE 6th St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306. This may be the only opportunity to comment on the environmental impacts of the proposal.

To request notice of hearings, to receive a copy of the decision, or for information on appeals, contact us at the above address.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

Required Permits: Building Permit, Shoreline Variance, Ebey's Certificate of Appropriateness

Required Studies: *Biological Site Assessment*



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

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Notice of Application - Optional DNS Process

Date of issuance: May 31, 2023

Island County has received a permit application for the following project.

Date of notice of application: May 31, 2023 **Comment due date:** June 30, 2023

Staff Contact: Malcolm Roberts **email:** m.roberts@islandcountywa.gov **phone:** (360) 678-7817

File Number: 153/23 S-CUP II **Applicant:** Richard Kovak

Location: S7420-00-00005-1, Camano Island

Proposal – Replacement of existing tram anchors that have failed waterward of the OHWM

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions:

Applicant will adhere to best management practices and submitted SEPA Checklist. The Biological Site Assessment prepared on April, 2023 by Confluence Environmental Company, determined that no permanent impacts to the intertidal zone are proposed. Temporary impacts can be reduced by implementing specific Conservation measures.

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review and condition development to protect critical areas affected by this proposal. The proposal may include mitigation & the project review process may incorporate or require mitigation measures regardless of whether an EIS is required.

Public, Agency, and Tribal Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm on **June 30, 2023**; mail to Island County Planning Department PO Box 5000, Coupeville, WA 98239; deliver to 1 NE 6th St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306. This may be the only opportunity to comment on the environmental impacts of the proposal.

To request notice of hearings, to receive a copy of the decision, or for information on appeals, contact us at the above address.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

The project will follow all best management practices.

1. Anchor screws will be installed in the dry.
2. Project activities will not degrade water quality
3. No petroleum or electric powered machinery or equipment will be used.
4. The project will not create any noise above ambient noise levels.
5. No vegetation will be disturbed.

Required Permits: Shoreline Conditional Use Type II

Required Studies: Biological Site Assessment, SEPA Checklist



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Notice of Application - Optional DNS Process

Island County has received a permit application for the following project.

Date of issuance: May 31st, 2023

Date of notice of application: May 17th, 2023

Comment due date: June 30th, 2023

Staff Contact: Austin Hoofnagle **email:** a.hoofnagle@islandcountywa.gov **phone:** (360)678-7814

File Number: 156/23 S-CUP **Applicant:** ADMIRALS COVE BEACH CLUB

Location: 75 KEYSTONE AVE COUPEVILLE, WA 98239

Proposal: Eco-block wall directly in front of the pool to protect the parking area west of the pool. The placement of 265 yd³ of gravel and salvaged soil backfill. The installation of 2440 native dune grass plantings to improve the conditions of the shoreline buffer.

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions outlined in the Biological Site Assessment conducted by Marine Surveys and Assessments on November 14, 2022, and the Geo-coastal report conducted by Coastal Geologic Services on February 22, 2021:

BSA: The report indicates that there shall be short term impacts from excavation and constriction but will be minimized through measures as described in WAC 173-26-201(2)(e) and through best management practices. The proposed project would be installed landward of the OHWM with hard armoring accounting for one portion and beach enhancements and berm occurring across the rest. Furthermore, native dune grass shall be planted near the shoreline and its buffer. The resulting measures would result in no net loss. Additionally, all ESA-listed species and critical habitats were given a "May affect, not likely to adversely affect" determination.

Geo-coastal: Reports states that the rock wall armoring suggested would be as narrow as feasibly and only in front of the pool building to minimize impacts.

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review and condition development to protect critical areas affected by this proposal. The proposal may include mitigation & the project review process may incorporate or require mitigation measures regardless of whether an EIS is required.

Public, Agency, and Tribal Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm

on **June 30, 2023**, mail to Island County Planning Department 1 NE 7th St., Coupeville, WA 98239; deliver to 1 NE 6th St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306. This may be the only opportunity to comment on the environmental impacts of the proposal.

To request notice of hearings, to receive a copy of the decision, or for information on appeals, contact us at the above address.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

- The proposed shoreline protection will be installed landward of the OHWM.
- Equipment will access the site from the upland area and should be able to complete most (if not all) of the work above the OHWM, without needing to operate equipment on the beach.
- Instead of installing hard armor across the entire site, gravel and salvaged soil backfill will enhance the naturally occurring berm at the site.
- Installation of 1,775 native dune grass plantings in the foreshore and 665 dune grass plantings in the backshore areas will enhance the shoreline buffer.
- The shoreline protection will be installed above the OHWM in order to reduce impacts to aquatic habitat and shoreline processes.
- “Best Management Practices” (BMPs) to be exercised throughout this project
 1. Care will be taken to contain all construction debris.
 2. Training for all employees on emergency spill response and containment.
 3. Daily housekeeping to ensure debris does not enter the water or the area adjacent to the work site.
 4. All work should occur at low tide in the dry.
 5. Equipment will operate mainly from the upland area and will only work within a 25-ft work corridor on the beach, if necessary.
- Any large woody debris, such as driftwood, in the intertidal zone will remain in place. Any wood that has washed upland should be moved back to the beach.

Required Permits: Shoreline Conditional Use Permit

Required Studies: Biological Site Assessment; Geo-Coastal Report; SEPA Checklist